

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

February 28, 2018

7:00 p.m.

1. CALL TO ORDER:

Chairman Jeffrey Kuhl called the regular meeting of the Raritan Township Planning Board to order at 7:00 p.m.

2. NOTICE OF MEETING:

The notice requirements of the Open Public Meetings Act were read into the record by Chairman Jeffrey Kuhl.

3. ROLL CALL:

Members Present:

Chairman Jeffrey Kuhl
Mayor Michael Mangin
Michelle Cavalchire
Donna Drewes
Judi DiGiandomenico
Karen Gilbert
James Miller
Scott MacDade

Members Absent:

Ed Gettings

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner
John Morgan Thomas, Township Landscape Expert

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5. APPEARANCES:

MESSRS. McELROY, DEUTSCH, MULVANEY & CARPENTER
1300 Mount Kemble Avenue
P.O. Box 2075
Morristown, New Jersey 07962-2075
Attorneys for the Planning Board
BY: JOSEPH SORDILLO, ESQ.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for Creekside at Hunterdon
BY: ANTHONY KOESTER, ESQ.

DAY PITNEY, LLP
One Jefferson Road
Parsippany, New Jersey 07054
Attorneys for Macedo Industrial Park IV, LLP
BY: CATHERINE A. NOLAN, ESQ.

6. MINUTES:

a) Minutes of January 10, 2018: A motion was made by Mayor Mangin to approve the Minutes of January 10, 2018, seconded by Karen Gilbert.

(On roll call, all members voted in the affirmative with the exception of Judi DiGiandomenico who abstained.)

b) Minutes of January 24, 2018: A motion was made by Mayor Mangin to approve the minutes, seconded by Karen Gilbert.

(On roll call, all members voted in the affirmative with the exception of Donna Drewes and Michelle Cavalchire who abstained.)

7. RESOLUTIONS:

(a) St. Paul Lutheran Church
RESOLUTION #5-2018

Judi DiGiandomenico made a motion to approve the Resolution in this matter, seconded by Karen Gilbert.

(On roll call, all members voted in the affirmative.)

8. CITIZENS PRIVILEGE: None.

9. TEMPORARY USES:

(a) Kidzsignments LLC

(Scott McDade recused himself from this application.)

Laurie Owens made a presentation for a children's consignment sale of coats, shoes, baby gear and things no longer needed. It is a three-and-a-half day sale that takes place beginning April 11th and going through the 14th.

Karen Gilbert made a motion to approve said sale, seconded by Michelle Cavalchire.

(On roll call, all members voted in the affirmative.)

(b) Basil Bandwagon

Ralph Celebre appeared on behalf of Basil Bandwagon requesting the Board allow them to have a 25th Anniversary Celebration at the Dvoor Farm. They were permitted to use the property on Saturday, May 5, 2018, from 10:00 to 6:00. There will be tables set up with arts and crafts, as well as health foods, etcetera. They will be engaging a local brewery, all profits will go directly to the land trust.

The property is set up for traffic plus any overflow.

After hearing the presentation, James Miller made a motion to approve the application, seconded by Karen Gilbert.

(On roll call, all members voted in the affirmative.)

10. PUBLIC HEARINGS:

- (a) Macedo Industrial Park IV, LLP
Block 16, Lots 67 and 16.10
A Minor Subdivision**

Attorney Catherine Nolan appeared from the Law Firm Day Pitney, Parsippany, New Jersey, requesting a minor subdivision to effectuate a lot line adjustment between Lots 67 on Block 16 and Lot 16.10.

She indicated that the property currently contains 25.642 acres.

Lot 67 is currently unimproved but contains a storm water detention basin. The purpose of the subdivision is so the storm water lot would be part of Lot 16.10. All of the storm water runoff currently goes to the detention basin.

After the subdivision, Ms. Nolan indicated that they would then have control of the detention basin and be able to maintain it.

There was also a request for a waiver of side yard setbacks for an existing condition on a building that is on Lot 16.10, a very small portion of a quarter of the building. Because of the shape of the building and the way it is situated on the lot, a small portion of the corner actually encroaches into the side yard. They are requesting a variance for that condition.

Ms. Nolan had her engineer, Andrew French, sworn and qualified as a witness. He indicated that the minor

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subdivision plan was revised on February 23, 2018 to address the comments from the engineer and planner's review letters. The purpose was to show the subdivision plan itself highlighted in pink which is existing Lot 16.10 where the office building was located.

After the presentation was made, the Chairman questioned whether any necessary repairs were indicated and the witness stated they would be made.

Engineer Hajjar requested a cost estimate of the repairs be prepared and sent to his office and if there is a maintenance manual it will be recorded with the County, to which the witness agreed.

In response to the Township Planner's question whether any fences or trees would be removed as part of the lot line adjustment that was being proposed, the answer was no. Nothing will be installed nor removed, and there will be no additional easements proposed for what they are doing.

Engineer Hajjar questioned when the closing would be to which Ms. Nolan replied at least nine months, but they would like to get it done as soon as possible.

Karen Gilbert requested that the Board be notified when the matter was completed, and then made a motion that the Application be approved for a minor subdivision with the six waivers and the setbacks, seconded by James Miller.

(On roll call, all members voted in the affirmative.)

**(b) Creekside at Hunterdon
Block 36, Lot 17
Amended Final Site Plan for Deck Variances**

Attorney Anthony Koester of the Law Firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of the applicant whose actual name is Pulte Homes of New Jersey, a limited partnership; otherwise known as Creekside. He indicated that they are seeking an amended preliminary and final site plan approval with variance relief. This includes 41 lots

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and is an amendment of an approval that was given by Resolution Number 12-2015 dated December 9, 2015 for the original planned unit development in the I-1 Zone. It is a residential overlay zone with 296 residential units that were approved pursuant to that Resolution.

Ed Caballero, an engineer with Maser Consultants, Debbie Alaimo Lawlor, head of the planning department for Maser Consulting and James Mullen, the director of land entitlements for Pulte Homes were sworn.

Engineer Caballero testified that the site is located in the planned unit residential overlay zone district and previously approved for 296 residential units including a 20 percent set aside for affordable housing. The applicant is requesting a rear yard setback variance to permit a minimum 20 foot rear yard setback on 41 lots within the Creekside at Hunterdon development. The request relates to lots where a walkout basement and optional deck results in up to a 10 foot encroachment in the rear yard.

Many of the lots with reduced rear yard setbacks adjoin open space. Mr. Caballero also stated that planting some shrubbery for screening could also be used to mitigate the situation. Mr. Mullen indicated that the swells between the homes would definitely impact the drainage situation.

There were no members of the public present for this application. The public hearing was closed and the members of the Board gave their opinions as to the pros and cons of the Application.

Karen Gilbert made a motion that the Application be granted, seconded by Mayor Mangin.

(On roll call, Donna Drewes, Judi DiGiandomenico and James Miller voted no, and Chairman Kuhl, Michelle Cavalchire, Karen Gilbert and Mayor Michael Mangin voted in the affirmative, all giving reasons for their votes.)

11. CORRESPONDENCE: None.

12. DISCUSSIONS AND RECOMMENDATIONS:

(a) Ordinance 18-1

Donna Drewes indicated that the draft of the soil logs to be taken needs to be corrected to be compliant with the State law, to which Mayor Mangin agreed that the changes could be made.

Attorney Sordillo indicated that it could be adopted at the next Council meeting with the amendment proposed.

(b) Sign Ordinance Final Notice

The Chairman indicated that the Board has updated some of the things that they wanted proposed. There were no questions or comments made as to further inclusions and he indicated that these would be sent over to the Township Committee.

James Miller moved that the Board's suggestions be forwarded to the Township Committee, seconded by Karen Gilbert.

(On roll call, all members voted in the affirmative.)

13. COMMENTS AND REPORTS:

- (a) Chairman's Report:** None
- (b) The Board's Comments:** None.
- (c) Engineer's Comments:**

Engineer Hajjar indicated that the application for the Town Square Housing is complete except for awaiting acceptance from the RTMUA.

The Board indicated that the Engineer should wait the 30 days before he replies.

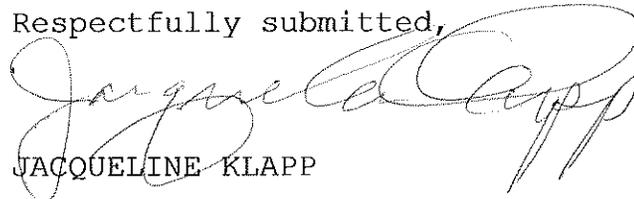
- (d) Planner's Comments:** None.
- (e) Attorney Comments:** None.

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14. SCHEDULE OF MEETINGS:

The next meeting of the Planning Board will be on April 11, 2018.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jacqueline Klapp", written in black ink.

JACQUELINE KLAPP